

LOTS 33,34,35 & PT OF E1/2
OF NW1/4 OF SE1/4 OF
SEC 19-2N-25E IN OR 635/588 &

ALDERMAN HILDA B
45151 JOHNSON ROAD
CALLAHAN, FL 32011

2026

19-2N-25-0000-0069-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,901	100	1999	2,901	296,070
FGR	744	55	1999	409	41,742
FOP	14	30	1999	4	408
FOP	242	30	1999	73	7,450
FSP	528	40	1999	211	21,535

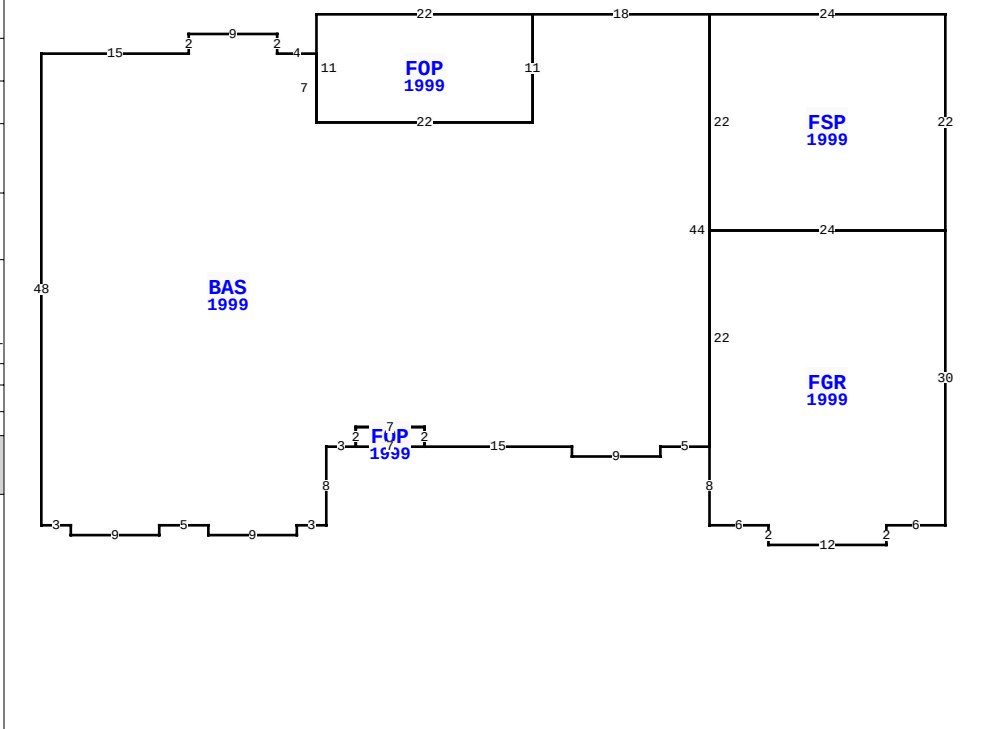
TOTALS	4,429			3,598	367,204
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	
3	0940	SHEDS/PORT	0	100	12	24	SF	30.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	RM	0.00	0.00	1.93

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,598	91.2060	126.78	456,154	1999	1999	0	0
1 SNGL FAM 100% - 2002									
Heated Area: 2901									
HX Base Yr 2002									



45151 JOHNSON RD, CALLAHAN	BLD DATE	LGL DATE	05/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	80	2,800	
3	0940	SHEDS/PORT	0	100	12	24	SF	30.00	30.00	100	2005	2005	3	21	1,814	

TOTAL OB/XF													4,614		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
06	RM	0.00	0.00	1.93	AC		1.00	1.00	1.00	50,000.00	50,000.00				

Total Acres: 1.93	Total Land Value: 96,500	Market: 0	Agricultural: 0	Common: 96,500
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	6
VALUATION SUMMARY											

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	367,204
TOTAL MARKET OB/XF VALUE	4,614
TOTAL LAND VALUE - MARKET	96,500
TOTAL MARKET VALUE	468,318
SOH/AGL Deduction	251,597
ASSESSED VALUE	216,721
TOTAL EXEMPTION VALUE	WX HX HB 56,411
BASE TAXABLE VALUE	160,310
TOTAL JUST VALUE	468,318
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	458,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0635/0588	9/04/1991	WD	U	V	09	15,000			
GRANTOR: JACKSON ALBERT JR									
GRANTEE: ALDERMAN MILTON & H									
0092/0067	5/15/1969	FJ	Q	I	03	100			
GRANTOR: CERTIAN LANDS IN NASS									
GRANTEE: NASSAU COUNTY FLORI									

BUILDING NOTES									

BUILDING DIMENSIONS									
FSP=[YR=1999] W24 BAS=[YR=1999] W18 FOP=[YR=1999] W22 S11 E22 N11 \$ S11 W22 N7 W4 N2 W9 S2 W15 S48 E3 S1 E9 N1 E5 S1 E9 N1 E3 N8 E3 FOP=[YR=1999] E7 N2 W7 S2 \$ N2 E7 S2 E15 S1 E9 N1 E5 FGR=[YR=1999] S8 E6 S2 E12 N2 E6 N30 W24 S22 \$ N44 \$ S22 E24 N22 \$.									